

20-Acre Development Opportunity

6606 Paddock Road, Cincinnati, Ohio 45216

Millcreek Business Center



The Millcreek Business Center will soon be home to Graeter's Ice Cream \$10 million production facility. The 20-acre site located in Cincinnati's Bond Hill neighborhood is an excellent location ready for an office and/or light industrial development. Located adjacent to I-75, the Millcreek Business Center is 7 minutes from Downtown and the Central Business District.

SIZE

20.552 acres

TRANSPORTATION

- Approximately 26 minutes or 21 miles from the Cincinnati Northern Kentucky International Airport (CVG).
- Convenient and direct access to major highways and interstates:
 - SR 42: 1 mile from site • I-275: 8 miles from site • I-75: Less than one mile from site

Connections to I-71:

- Norwood Lateral: 1 mile • Cross County HWY: 1.5 Miles

UTILITIES

The available site is served by basic utilities:

- Electric: Duke Energy • Gas: Duke Energy • Water: Cincinnati Water Works • Sewer: Metropolitan Sewer District
- Telecommunications: State-of-the-art telecommunications can be made available if not already supplied to site.

ZONING

Zoning designation is ML (Manufacturing Limited). To create, preserve and enhance areas that are appropriate for a range of low-impact manufacturing activities, and supporting commercial uses. Office of any size is permitted with no restriction. High-impact manufacturing uses may be permitted provided they meet specific performance standards and are buffered from residential areas.

AMENITIES

Dozens of restaurants within 1 mile • Metro bus service • Potential Highway visibility • Wide variety of hotels nearby

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SALE/LEASE PRICE

- Negotiable. Please consult with listed contact for further inquiries.

OWNERSHIP

The City of Cincinnati.



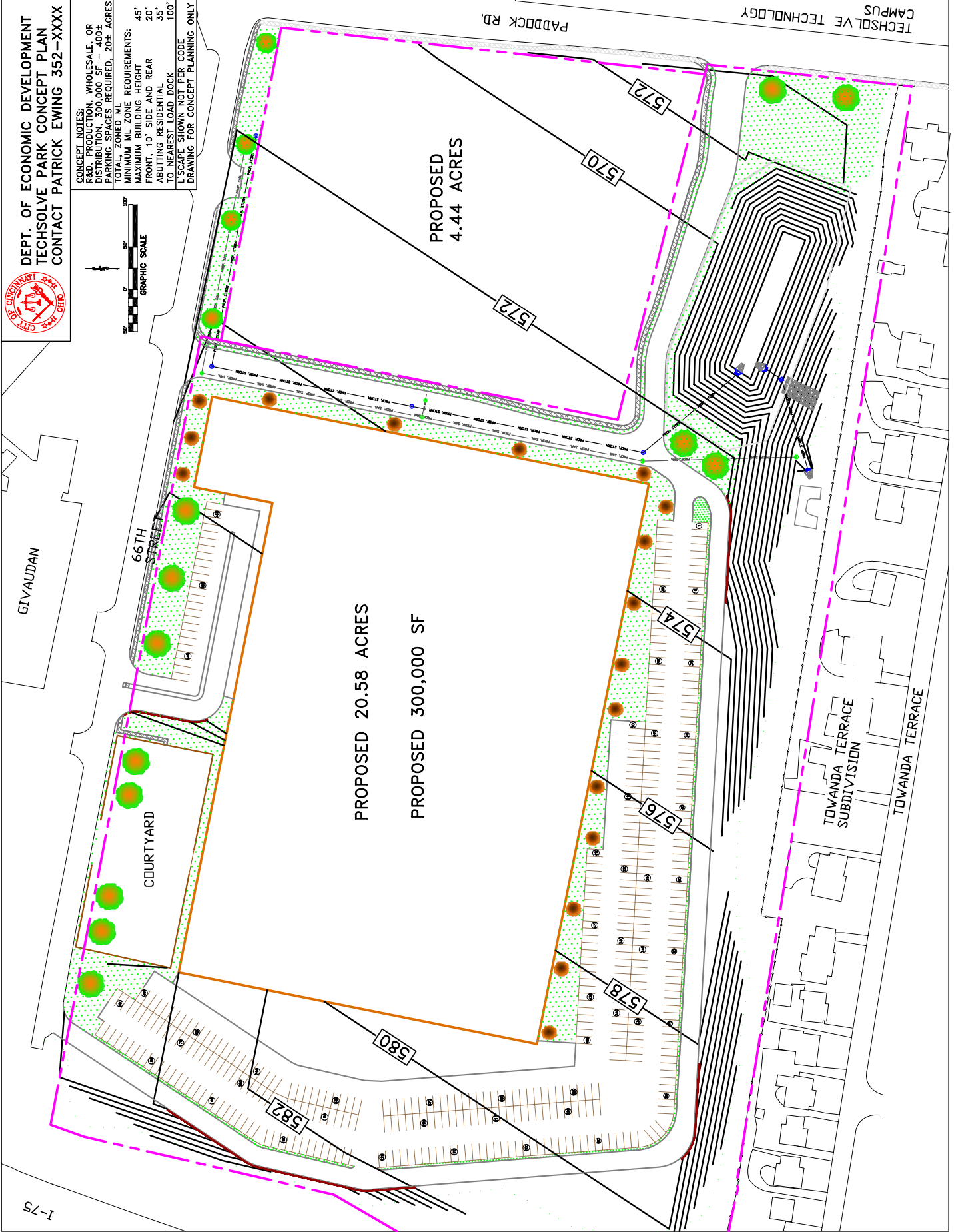
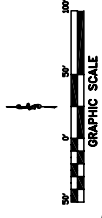
City of Cincinnati
Economic Development Division
Phone: (513) 352-2499
E-mail: patrick.ewing@cincinnati-oh.gov





DEPT. OF ECONOMIC DEVELOPMENT
TECHSOLVE PARK CONCEPT PLAN
CONTACT PATRICK EWING 352-XXXX

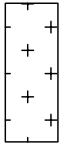
CONCEPT NOTES:
REDEVELOPMENT, WHOLESALE, OR
DISTRIBUTION 300,000 SF 400+
PARKING SPACES REQUIRED, 20+ ACRES
TOTAL ZONED ML
MINIMUM ML ZONE REQUIREMENTS:
MAXIMUM BUILDING HEIGHT 45'
FRONT, 10' SIDE AND REAR 20'
ABUTTING RESIDENTIAL 35'
TO NEAREST LOAD DOCK 100'
L'SCAPE SHOWN NOT PER CODE
DRAWING FOR CONCEPT PLANNING ONLY



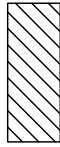


ECONOMIC DEVELOPMENT DIVISION
TECHSOLVE PARK CONCEPT PLAN
CONTACT PATRICK EWING 352-XXXX

CITY OWNED
PROPERTY



PROPOSED
PROPERTY SALE



PROPOSED ACCESS
EASEMENT



1-75

GVAUDAN

66TH STREET

CITY OF CINCINNATI
BK117-PG2-PAR25

PROPOSED SALE OF:
1) CITY PROPERTY
4.5± ACRES
2) PERMANENT
ACCESS EASEMENT
0.7± ACRES

PADDOCK RD.

TECHSOLVE TECHNOLOGY CAMPUS

TOWANDA TERRACE